048.0	0006	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	895,500	/	895,500
USE VALUE:	895,500	/	895,500
ASSESSED:	895,500	/	895,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
164	-166	MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIARRUSSO DEBRA A
Owner 2:	
Owner 3:	
Street 1:	164 MEDFORD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GIARRUSSO ANTHONY F -
Owner 2:	-
Street 1:	164 MEDFORD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 3171 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	492,100	3,800	399,600	895,500
Total Card	0.103	492,100	3,800	399,600	895,500
Total Parcel	0.103	492,100	3,800	399,600	895,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 282.45 /Parcel: 282.45

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	34411
GIS Ref	
GIS Ref	
Insp Date	12/04/18

!4101!

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	492,100	3800	4,500.	399,600	895,500		Year end	12/23/2021
2021	104	FV	469,900	3800	4,500.	399,600	873,300		Year End Roll	12/10/2020
2020	104	FV	469,900	3800	4,500.	399,600	873,300	873,300	Year End Roll	12/18/2019
2019	104	FV	362,700	3800	4,500.	424,600	791,100	791,100	Year End Roll	1/3/2019
2018	104	FV	362,700	3800	4,500.	309,700	676,200	676,200	Year End Roll	12/20/2017
2017	104	FV	340,300	3800	4,500.	269,700	613,800	613,800	Year End Roll	1/3/2017
2016	104	FV	340,300	3800	4,500.	229,800	573,900	573,900	Year End	1/4/2016
2015	104	FV	303,600	3800	4,500.	224,800	532,200	532,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:02:54

LAST REV

Date	Time
10/13/20	10:53:21
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4101

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIARRUSSO ANTHO	45657-48		7/20/2005	Family		No	No		Anthony F Giarrusso dod 5/11/2019
GIARRUSSO ANTHO	45657-46		7/20/2005	Family		No	No		
	7968-9		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	34411
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2008	1386	Re-Roof	7,350					

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
1/16/2009	Meas/Inspect	336	PATRIOT
3/21/2000	Inspected	270	PATRIOT
3/8/2000	Measured	197	PATRIOT
8/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.11	1			Med. Tr	-10					399,599						399,600	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	399,599	Spl Credit		Total:	399,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.04999995
Const Adj.:	0.98490196
Adj $ / SQ:	186.146
Other Features:	127750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	713158
Depreciation:	221079
Depreciated Total:	492079

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	7	3	1
Totals			
2	12	5	

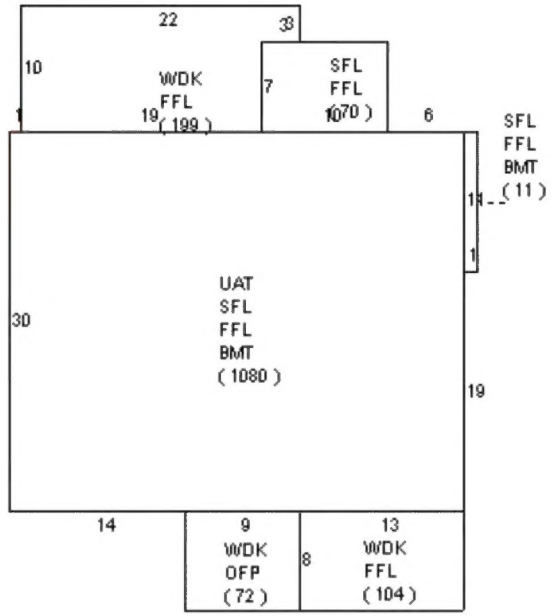
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	186.15
Special Features:	0	Val/Su Net:	111.01
Final Total:	492100	Val/Su SzAd	187.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,464	186.150	272,518
SFL	Second Floor	1,161	186.150	216,116
BMT	Basement	1,091	64.780	70,674
WDK	Deck	375	8.540	3,201
UAT	Upper Attic	270	74.460	20,104
OFP	Open Porch	72	38.820	2,795

Net Sketched Area:	4,433			Total:	585,408
Size Ad	2625	Gross Area	5243	FinArea	3171

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

048.0-0006-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
14	Open Porch	D	Y	1	20X7	A	AV	1960	28.29	T	40	104			2,400			2,400
14	Open Porch	D	Y	1	13X4	A	AV	1960	44.00	T	40	104			1,400			1,400

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800